



## Unit 6

Westerham Trade Centre, The Flyers Way, Westerham, TN16 1DE

### Prominent Business / Trade Counter Unit

**1,518 sq ft**  
(141.03 sq m)

- CCTV
- Air conditioning / Central Heating
- Roller shutter door
- First floor offices
- Fitted Kitchen
- LED lighting
- On site parking

# Unit 6, Westerham Trade Centre, The Flyers Way, Westerham, TN16 1DE

## Summary

<b>Available Size</b>	1,518 sq ft
<b>Rent</b>	£24,300 per annum Rent exclusive of any other out goings and payable quarterly in advance.
<b>Rates Payable</b>	£11,352.25 per annum The tenant is responsible for paying business rates direct to Sevenoaks District Council
<b>Rateable Value</b>	£22,750
<b>Service Charge</b>	There is a service charge for the upkeep of the common parts of the estate. Further information upon request.
<b>Car Parking</b>	There is a car parking space to the front of the unit
<b>VAT</b>	VAT is applicable at the prevailing rate
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (65)

## Description

a mid-terraced unit of brick building with a pitched insulated roof, double glazed windows and loading door to the rear. The ground floor comprises of a personal entrance with fitted kitchen and separate WC's, leading to warehouse/stores to the rear. the first floor is fitted as open plan offices and benefit from LED lighting, carpets, air conditioning, hot water radiators and window blinds. The is one demised parking space to the front with additional estate parking to the rear.

## Location

The property is prominently situated within the established industrial area of westerham and is walking distance to the towns shops and other commercial amenities. Westerham is located circa 19 miles south of Central London and 5 miles West of Sevenoaks, which provides main line rail services to London Bridge, Charing Cross within 30 minutes. The property is within easy access to the A25 London Road, which in turn provides good access to the M25 junctions 5 or 6 which are within 5 miles.

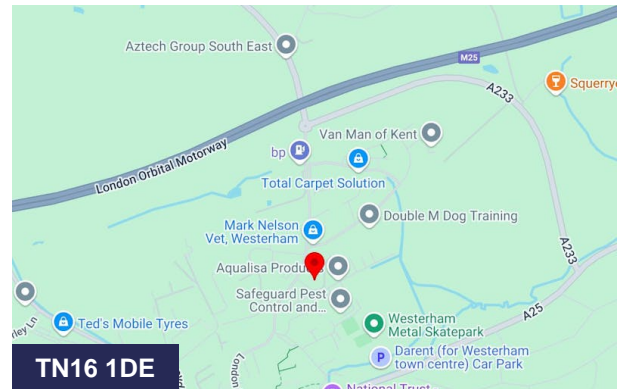
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse / Stores	486	45.15
Ground - Kitchen / Amenities	365	33.91
1st - Offices	667	61.97
<b>Total</b>	<b>1,518</b>	<b>141.03</b>

## Terms

The property is available on a new lease for a minimum term of 3 years. The incoming tenant to pay a rent deposit of 3 months.



## Viewing & Further Information



**Graham Starling**

01622 672233 | 07710 199901

gs@martinewaghorn.co.uk